## PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Wells County		
Jurisdiction	Bluffton RDC		
Allocation Area Code	T90401		
Allocation Area Name	Adams Street #1 TIF		
Form Prepared By:			
Name	Matt Eckërle		
Unit/Company	H. J. Umbaugh & Associates		
Phone Number	317-465-1500		
Email Address	eckerle@umbaugh.com	Military and property and the second	*
	Assessed Value of Allocation Area	\$27,943,035	
2) 2014 Pay 2015 Incres	mental Assessed Value of Allocation Area	18,443,740	
3) 2014 Pay 2015 Net A	ssessed Value of Allocation Area (Line I + Line 2)		\$46,386,775
4) 2015 Pay 2016 Net A	ssessed Value of Allocation Area	46,654,695	
and the second second second second	issessed Value Growth in Allocation Area Due	, , , , , , , , , , , , , , , , , , , ,	
	ion or a Change in Tax Status	950,900	
	ssessed Value Decrease in Allocation Area Duc	230,700	
	Change in Tax Status	2 522 400	
	Assessed Value Growth as a Result of	2,537,490	
	Off in Allocation Area	1.950.700	
	Value Decrease Due to 2015 Pay 2016	1,859,790	
	nts in Allocation Area		
	sted Net Assessed Value of Allocation Area	. Addingstration over the	
	ine 6 - Line 7- Line 8)	. 🔪	€42 201 dos
(Diversity Vie	mo o Eme o		\$46,381,495
10) 2015 Pay 2016 Net	stralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	\_	0.99989
11) 2015 Pay 2016 Adi	usted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$27,939,961
	emental Assessed Value of Allocation Area (Line 4 - Line II)		\$18,714,734
		•	
	2016 Tax Rate for the Allocation Area (Round to Four Decimal Places	\	2.0032
15) Estimated 2015 Pay	2016 Incremental Tax Revenue ((Line 12/100) * Line 13]		\$374,894
2015 PA V 2016 PA SE	NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<del></del>	0.0000
Zoro i igi zoro Diago		L	0.99989
1	Peth Lavr	•	•
T ~~	, Auditor of Wells County County, certify to the best	of m	
knowledge that the above	re base assessed value calculation is full, true and complete for the tax increment finz	or my spice allocation area identified al	nants
		and introduction men inclinity of	1044
Dated 2	1 (1) 8/7/15		
1) Pt.		a,	
Significant D.	Bet	H DAVIS	
County Auditor (Signate	ure) County Auditor		
	· ·	8	
	DEPARTMENT OF LOCAL GOVERNMENT FINANC	E	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	*	
Allocation Area Name	Adams Street #1 TIF		•
		And the second s	
The base sessed value	adjuste in as certified above, is approved by the Department of Local Government	t Finance.	•
7 putran	2 Waysma 8.7.		
Commissioner Dendon	nent of Local Government Finance Date		
CARDINERS SOURCE   JOST MET T	REDUCTION CONTROL CONT		

## PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Jurisdiction	Wells County Bluffton RDC		
Allocation Area Code	T90402		
Allocation Area Name	Adams Street #2 TIF		
Form Prepared By:	4.6 (4.9%)		
Name	Matt Eckerle		
Unit/Company	H. J. Umbaugh & Associates		
Phone Number	317-465-1500		
Email Address	eckerle@umbaugh.com		
1) 2014 Pay 2015 Base	Assessed Value of Allocation Area	\$2,445,362	
	nerital Assessed Value of Allocation Area	2,237,376	
	ssessed Value of Allocation Area (Line 1 + Line 2)	<i>9.4 کو 1.5گی</i> ک	\$4,682,738
D) 2011, 1.2, 2010, 1.0	Source Filtre of A through Street (Eline 1 · · · Eline E)		\$4,002,738
4) 2015 Pay 2016 Net A	ssessed Value of Allocation Area	7,417,501	
5) 2015 Pay 2016 Net A	ssessed Value Growth in Allocation Area Duc		
	on or a Change in Tax Status	2,641,300	
6) 2015 Pay 2016 Net A	ssessed Value Decrease in Allocation Area Duc		
to Demolition or a	Change in Tax Status		
7) 2015 Pay 2016 Net A	ssessed Value Growth as a Result of		
Abatement Roll-C	ff in Allocation Area	116,160	
8) Estimated Assessed \	Value Decrease Due to 2015 Pay 2016		
Appeals Settlemer	ats in Allocation Area		
9) 2015 Pay 2016 Adjus	ted Net Assessed Value of Allocation Area		
(Line 4 - Line 5 + L	ne 6 - Line 7- Line 8)	<u> </u>	\$4,660,041
10) 2015 Pay 2016 Neu	tralization Factor (Line 9.7 Line 3) (Round to Five Decimal Places)		0.99515
11) 2015 Pay 2016 Adii	isted Base Assessed Value of Allocation Area (Line 1 * Line 10)		£0.432.503
	emental Assessed Value of Allocation Area (Line 4 - Line 11)	. /	\$2,433,502 \$4,983,999
			ψ <del>π</del> εΣΦΦ,222
13) Estimated 2015 Pay	2016 Tax Rate for the Allocation Area (Round to Four Decimal Places	_	1.6667
	2016 Incremental Tax Revenue ((Line 12/100) * Line 13	\	\$83,068
ance by the once by com	REPLYMBER 19 AMION THE EWON DOD LET A CONTROL OF LAND 10		
2013 CA 1 2010 BASE	NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99515
<i>J</i> <	Said Sh		
	Auditor of Wells County County, certify to the best of my		
knowledge that the abov	e base assessed value calculation is full, true and complete for the tax increment finance allo	cation area identified above	
		amountains sacinities about	
Dated	1 (8/7/15		
15.	HA I h	,	
	an kews Beth	DAVIS	
County Auditor (Signatu	re) County Auditor (Printer	1)	
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	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name	Adams Street #2 TIF		
The base spessed value	adjustment as certified above, is approved by the Department of Local Government Finance		
The base is essed value	adjustment of Local Government Finance	:	
/ souther	7 CZUQY81100 8.7-15	•	
Commissionar Dawntn	pent of Local Government Finance		